

Workingmen's Houses,
31-35 Locust Street
Dubuque
Dubuque County
Iowa

HABS No. IA-159-BM

*HABS
IOWA,
31- DUBU,
14 BM -*

**PHOTOGRAPHS
HISTORICAL AND DESCRIPTIVE DATA**

Historic American Buildings Survey
Department of the Interior
National Park Service
Rocky Mountain Regional Office
P.O. Box 25287
Denver Colorado 80225

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Site Location: 31-35 Locust Street
Dubuque, Dubuque County, Iowa
DOT designation: Resource Site No. 4.28
Cadastral grid: NE1/4 SE1/4 S25 T89N R2E
USGS quadrangle: Dubuque South Iowa 7.5'
UTM coordinates: 15.691880.4706900
Lot dimensions: 33'x 136': .10 acre
20'x 136': .06 acre
Lot description: City Lot 574A and
South 26' of Lot 573

Present Owner: John F. and Teresa C. Hall
Present Usage: 1st floor: restaurant/bar; 2nd floor: housing
Present Condition: fair

Overall Dimensions: 2-story front section: 36'x 26'; 2-story rear section:
24'x 12'; 1-story rear frame addition: 16'x 10'.

Orientation: east

Architectural Description: Plan type: 2-story rectangle with side, rear additions.
Foundation: (below grade)
Structure: wood frame with brick and concrete block masonry bearing walls.
Ext. walls: common red brick laid in common bond on original building; stuccoed concrete block or plywood siding on side and rear additions.
Roofs: flat composition roof with corbeled brick parapet over 2-story brick section; flat composition roof on additions; shed roof at front of side addition added in 1985.
Chimneys: one concrete block exterior chimney.
Dormers: none
Openings: painted wood 2/2 double-hung windows on second floor of original block;; with brick segmental arch heads, stone lug sills and (recent) shutters; fixed sash showcase windows on first floor front; (recent) single-leaf anodized aluminum front doors.
Porches: aluminum canopy over first floor front off original block (removed).
Details: decoratively corbeled bricks on front parapet; (recent) plain-board balustrade on front parapet of side addition; original full-width, first floor storefront of original block removed.

Construction Date : c.1880; 1954

Architecture Style: Nineteenth Century Functional

Physical History : The oldest portion of this building - the two-story brick block on the north end - predates 1884. The Sanborn Map for that year indicates that the building housed a saloon on the first floor, with an apartment on the floor above. By 1891 butcher James Breslin had opened a meat market on the first floor and lived upstairs. After Breslin's death in 1897, James Beacom took over the meat market briefly, and Breslin's family continued to live in the apartment. The building continued in this fashion, with small-scale businesses on the first floor and housing on the second, until 1954. That year Model Drive-In Cleaners built a single-story concrete block addition onto the building's south side. The following year the building was occupied by Model Drive-In Cleaners, Diener Appliances and Helen's Restaurant. Model became the Round-the-Clock Laundromat; Helen's became the Bridge Cafe (presumably named after the nearby Julian Dubuque Bridge over the Mississippi River); and Diener branched out into air conditioning. In 1968 the Bridge Cafe built another one-story block addition to the rear of the original brick block. Today the building continues to house the Bridge Lounge and Restaurant. Its facade has been altered several times, most recently in 1979 and 1985, greatly compromising its architectural integrity.

Significance: Greatly altered through subsequent facade remodelings and construction of two large additions, this building has suffered architecturally in recent years. Nevertheless, it is a typically scaled and configured example of its house type - a contributing element to this historical neighborhood.

References: Dubuque City Directories: 1857 - 1970.
Iowa State Gazetteer: 1897-1916.
Sanborn Insurance Maps: 1879, 1884, 1891, 1909, 1972.
Dubuque County Assessment Record: 3-16-6-23&24.
Dubuque City Building Permit Record: 31-35 Locust Street.
Iowa Department of Transportation, "Draft Environmental Impact Statement - Cultural Resources Assessment."
Land Title Abstract (located at Iowa Department of Transportation, Ames Iowa).

Compiler: Clayton B. Fraser, Fraserdesign, Loveland Colorado.
October 1988.